

\$609,000 - 3405a 2 Street Nw, Calgary

MLS® #A2120172

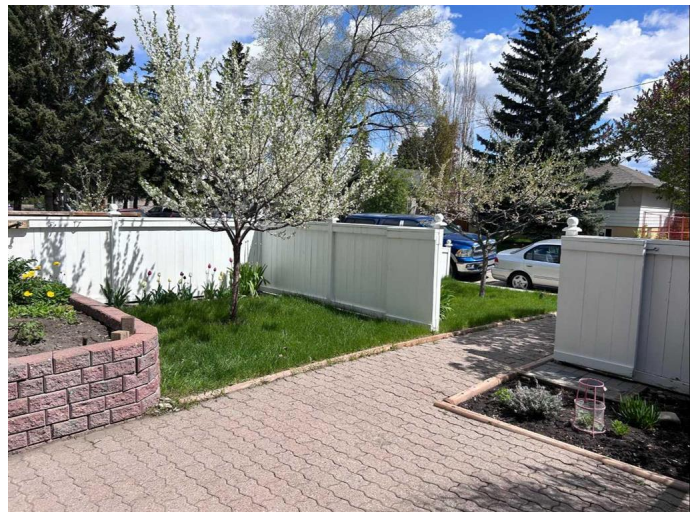
\$609,000

5 Bedroom, 2.00 Bathroom, 1,020 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

OPEN HOUSES [SAT JUNE 8: 1230-230 & SUNDAY JUNE 9: 1-3] - Enjoying Great Curb Appeal in fabulous SW Highland Pk!, this large enhanced home aims to please. With a rare 5-bedrms + den & 2 full baths, there's immense potential for family, multi-gen, investment/rental, suiting [subject to city as usual] - even empty nesters. Meandering along the tree-lined street, one is welcomed by a charming fenced street-front - lovingly landscaped, brick courtyard & offset private 'portico' entrance. An inviting entrance opens to the gracious living room. Large windows provide light and view. Savor the sought-after vintage hardwood & kitchen's perennial cabinetry. 3 large bedrms & 4-piece bath complete the main. The lower level is accessible via kitchen door or side door. Downstairs there's 2 more bedrms [with large windows], 4-piece bath, lounge, hobby room & studio - great for the big-screen, exercise etc. Many enhancements since purchased, incl. fully finished lower level, furnace, hot water, electric panel, most windows, & roofing. There's vacuum sys and laundry room with sink. A Big Bonus are the Solar Panels, a rarity in the area [abt. \$17k invested]. In front, enjoy a courtyard coffee & visit. Fire up the BBQ & bask in the sunny west backyard. Quality cedar decking, shed, greenhouse, & newer gated fence. Nestled on a picturesque street, there's a lovely inner city ambience. Near schools, food-fare on 4th; minutes to golf, SAIT. UofC &



DT.Â Fantastic transit & close to planned
"Green Line". Immense all-around value!
Â Conscientious owner, pristine & ready to go.
Superb curb appeal - it's a pleasure coming
home!Â Â

Built in 1965

Essential Information

MLS® #	A2120172
Price	\$609,000
Sold Price	\$595,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,020
Acres	0.07
Year Built	1965
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	3405a 2 Street Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0Y1

Amenities

Parking Spaces	2
Parking	Off Street, Stall

Interior

Interior Features	Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Courtyard, Lighting, Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	June 24th, 2024
Days on Market	74
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.